

4 GALAN, ALLOA FK10 1RJ

HARPER & STONE
ESTATE & LETTING AGENTS





4 GALAN

ALLOA, FK10 1RJ

PROPERTY FEATURES

- Stunning 4 bedroom family home Circa 2012
- Approximately 117 square meters of flexible living space
- Beautiful rear facing lounge with bay window overlooking the tranquil garden
- Well appointed modern kitchen and separate utility room
- Principal bedroom with ensuite shower room
- Three further spacious double bedrooms
- Single integral garage plus parking for multiple cars
- Ideally located for local amenities, schooling and commuter links
- Early viewing strongly advised

Harper & Stone are delighted to present to the market 4 Galan, a stunning detached family home situated within an immaculate development within the town of Alloa. Beautifully presented throughout, this lovely home offers approximately 117 square meters of flexible living space and enjoys easy access to local schooling and amenities.

The property presents as follows:

Ground Floor: Hallway, Dining Room, Lounge, Kitchen, Utility Room and a Cloakroom.

First Floor: Principal Bedroom with Ensuite Shower Room, 3 Further Double Bedrooms and a Family Bathroom.

As you enter, the hallway creates a welcoming first impression and leads through to the reception rooms. Karndean flooring flows throughout the ground floor, reinforcing the high quality finish of the home. At the front of the property is the dining room, currently used as an office, featuring integrated shutters that provide both stylish and practical window coverings.

Towards the rear of the home sits the kitchen, offering an excellent range of wall and base units in a warm wood effect finish paired with complementary worktops. Integrated appliances include a fan oven, gas hob, fridge freezer and dishwasher and there is also space for a small breakfast table, making it a practical everyday dining area. Adjacent to the kitchen sits the useful utility room featuring an additional two appliance spaces and access to the rear garden.

The lounge is also positioned to the rear of the property, taking full advantage of the lovely views through the bay window towards the tranquil back garden. Stylish wood panelling and window shutters add character and lends this generously sized room a distinctly premium feel. Completing the ground floor accommodation is a well proportioned cloakroom nestled under the stairs.







4 GALAN

As you head upstairs, the principal bedroom sits to the front of the property and offers generous proportions along with a built in double wardrobe for convenient storage. The fully tiled ensuite shower room features a waterfall shower, a walk in shower, floating vanity sink, feature shelving with recessed mirror, heated towel rail and a WC.

Bedrooms 2 and 3 are both well proportioned doubles, each enjoying garden views and benefiting from built in double wardrobes. Bedroom 4 also sits to the rear of the property and would comfortably accommodate a double bed. Completing the upper living is the fresh and modern family bathroom featuring bath, separate shower, pedestal sink and WC.

Externally, the property provides ample parking for up to four cars, along with a single integral garage featuring an up and over door. The stunning rear garden offers a tranquil oasis, with beautifully curated planting arranged over two levels, a peaceful retreat to unwind in after a long day.

This beautifully presented home showcases a premium finish and offers ample storage throughout. Early viewing recommended to appreciate all this property has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings,

and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Navigation/////dispenser.reassured.slam

Council Tax Band F
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas Mains

Alloa offers an excellent range of local amenities, including retail outlets, supermarkets, restaurants, and leisure facilities. At the heart of the town centre is the Speirs Centre, a modern, state of the art community hub. The town's main historic landmark is Alloa Tower, one of Scotland's largest surviving medieval tower houses. Education provision is strong, with four primary schools and two well regarded secondary schools serving the area. For commuters, Alloa train station provides convenient links to Stirling, Glasgow, and Edinburgh, and the motorway network is only a short

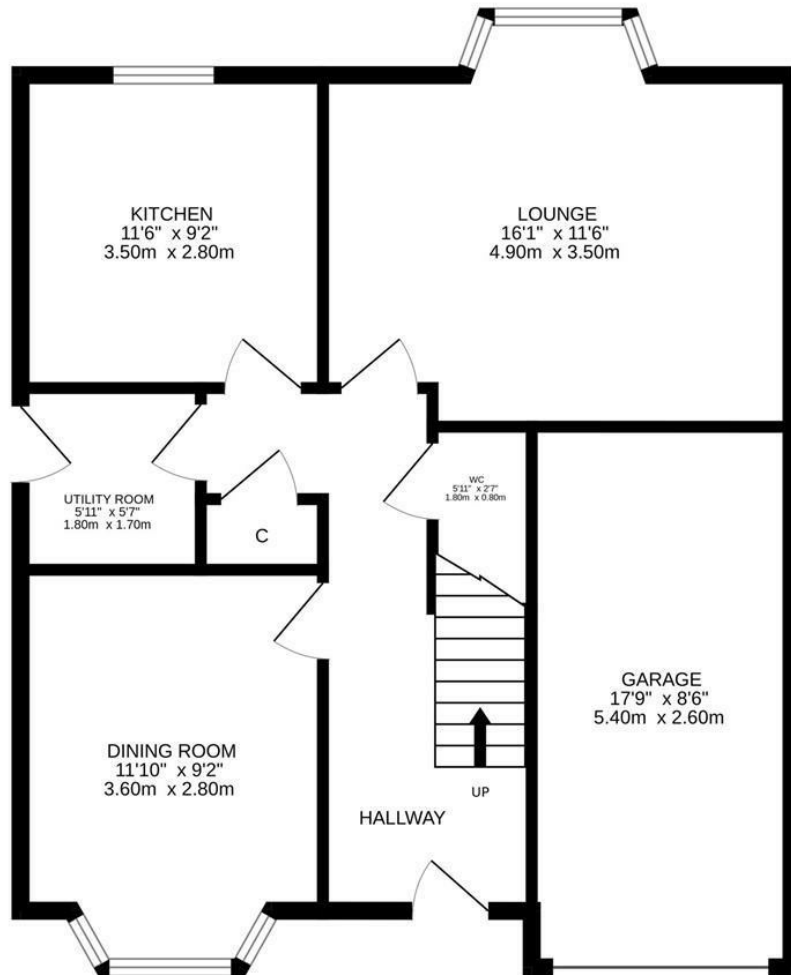
distance away.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

